

Final thoughts:

There are straw men arguments all over the place about Downtown Development.

I am not going to take my valuable few minutes to list them.

However, it would appear, in short, that if you find fault or flaws or missing value systems in the Downtown Draft Master Plan as it exists, you are against the environment, the old, the disabled, pedestrians and the possible friendliness of Town Center. The only thing missing is apple pie, Moms and developers.

This non-sense is endemic at this point.

So let's please attempt to eliminate sophistry in our last discussion and try to focus, pardon the pun, on the substance of what we have been reacting to. Because, reacting is what we have been put in the position to do. These meetings have been dominated by DPZ presentations with little time for responses. We all have had different levels of knowledge, experience, concern.

* The zoning DPZ (GGP) desires for a Downtown Overlay district. The corollary is that DPZ has declined to include the secondary zoning area (the rest of Columbia) in putting both proposals out at one time. The rumor is out there that the latter would include ending New Town Zoning Regulations. Whatever one thinks about all of this, I would urge that zoning is thought of in context.we are interdependent, causes and effects are real, consequences can be difficult to remedy.

Over-riding fact: The zoning changes granted to GGP will determine the residential density of Downtown Columbia and the villages for many years.....as well as commercial density and the future of open space...in all its confusing forms.

* Affordable housing is being shifted to a reaction to County recommendations. Is that reasonable when overlay zoning for Downtown in isolation is considered desirable?

* The Banneker Fire Station in its present location and extended out to the curb in the new urbanism style and going vertical in its support portions, would seem to further assure that MPP will not be threatened by cacophonic background noises during concerts.

* Arts and Cultural: There are many options, many definitions of this category. My interest for the last 5 and a half years is to see interactive arts and cultural entities in downtown, not in one place but throughout. It is doable if there is a will. Padukah KY has managed it very well.

* Traffic : There is nothing in the notes for today's agenda addressing the concept of narrowing LPP and redirecting traffic to Governor Warfield Parkway as the new major through road. Now that Councilman Ulman and Councilman Merdon have written by this time a bill to label Gov. Warfield a historic preservation site, this may not be an issue.

Downtown Columbia will always be reached by vehicle of some sort no matter what the configuration is. For some of the proposed downtown residents to be able to walk to shop etc. is nice but only a fragment of the situation.

Wording on p 5 needs clarification. The DPZ responses that traffic studies will be required of property owners is curious. Why isn't it possible to use a computer software program and project traffic scenarios based on as many configurations of Downtown Development as possible.? A famous local person said many months ago that developers do not commission traffic reports with which they will not agree.

I also want to add that Windstream Dr. with all its curves and hill, has been the scene of countless damaging accidents and is impassable in winter until plowed or iced. It should not be considered as a serious cut through since it leads to Green Mountain Circle which is already a great haven for speeding drivers and dangerous as well. The fact that both these streets are in residential neighborhoods should be the prime consideration since quality of life issues are relevantsuch as pedestrian crossing, safety of children etc. Isn't it reasonable to respect existing residential development ?

* The connection between the FG and the resolution of building heights strains my credulity. This is the last session of the FG and it has been determined by the traffic analysts that development as desired by DPZ is not sustainable. So, lowering the commercial square footage is step one. Lowering the height of buildings is step 2. However, lowering the building height and then undoing that with trade off of one sort or another undoes the limit. and puts the height situation right back where it started in the Draft. As far as desirability for developers coming here, when one study shows Columbia as the 4th most desirable place to live, I doubt our ranking would slip further. Maybe minority developers and local folk would have a better chance if some developers won't come here because the process is taking too long or the buildings have height restrictions.

* Green building technology should be required. That is a forward looking approach, sustainable in its vision and validity.
“encouraging” it is not strong enough.

* Development Programagree with FG concerns about proceeding concurrently..a small percentage of the County’s 30 year growth is not consoling to those of us who believe that residential development, the greatest profit maker for developers, will be proposed first and done fastest.

* Open Space: a very big issue,

* Architectural design: I totally agree with the FG comments and concerns provided.

* Parking Garages: FG concerns agreed with, would add that CDMP include that fees for structured parking will be included if that will be the outcome.

* Lakefront Alternative Design: Since this includes Wincopin St. further information is awaited

* Collaborative Effort:
A Downtown Partnership which would include CA will require intensive scrutiny. Marsha McLaughlin has already presented some ideas for CABD to consider. Until the relevant CABD committee has a chance to discuss these, with resident input, there is no reason to comment.

* Phasing and Staging: The current APF regulations will be up for review in 2010. I heard Mina H. say at a last fall HCCA meeting that these regulations would be adjusted to accommodate Downtown Development.

* Monitoring Indices: will be included in CDMP revised draft.

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